



CALIFORNIA STATE PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD
January 11, 2002

MINUTES

PRESENT:

Mr. Robert Miyashiro, Deputy Director, Department of Finance
Mr. Dennis Dunne, Chief Deputy Director, Department of General Services
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office
Ms. Donna Lucas, Director, Public Finance Division, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member, Darrell Steinberg
Assembly Member Kevin Shelley
Assembly Member Sally Havice
Senator Richard G. Polanco
Senator Betty Karnette
Senator Wesley Chesbro

STAFF PRESENT:

James, Tilton, Administrative Secretary, State Public Works Board
Madelynn McClain, Executive Secretary, State Public Works Board

OTHERS PRESENT:

Aaron Tenn, State Treasurer's Office
Anita Nord, State Treasurer's Office
Gerry Clark, Department of General Services

CALL TO ORDER AND ROLL CALL:

Mr. Miyashiro, Chairperson, Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Tilton reported staff had reviewed the minutes from the December 14, 2001, regular meeting and the December 28, 2001, special meeting and believe them to accurately reflect the Board's proceedings at the meetings and recommended approval.

Hearing no other objections, the minutes of the December 14, 2001, regular meeting and the December 28, 2001, special meeting, were unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there were six bond items. These are all Forestry projects in which we are authorizing interim loans, but we are going to make these in two steps. Most of these projects are on leased property and the process that we will go through is to do due diligence to make sure that the leases are long enough. Most of the projects are on existing sites that we have already occupied for about 60 years.

Item #1, Department of Forestry and Fire Protection, Dew Drop Forest Fire Station, Replace Facility. This item will adopt a resolution authorizing interim financing.

Ms. Lucas, State Treasurer's Office, said she wanted to clarify that on these leased sites, prior to the authorization of pooled money loans for planning and construction and to sell the bonds, we will get clear legal opinions that there will be no problems so that we won't have to vacate the property while the bonds are still outstanding. Mr. Tilton replied that we will get legal opinions from both our counsel and the Department of General Services counsel.

A motion was made by Ms. Aronberg, and by Seconded Mr. Dunne to adopt Bond Item #1.

Bond Item #1 was adopted by a 5-0 vote.

Item #2, Department of Forestry and Fire Protection, Hammond Forest Fire Station, Relocate Facility. This item will adopt a resolution authorizing interim financing.

A motion was made by Mr. Garcia, and by Seconded Mr. Dunne to adopt Bond Item #2.

Bond Item #2 was adopted by a 5-0 vote.

Item #3, Department of Forestry and Fire Protection, Hemet-Ryan Air Attack Base, replace facility. This item will adopt a resolution authorizing interim financing. Ms. Lucas wanted to clarify that this was a leased site and the concern stated earlier would apply to this item.

A motion was made by Mr. Dunne, and by Seconded Mr. Garcia to adopt Bond Item #3.

Bond Item #3 was adopted by a 5-0 vote.

Item #4, Department of Forestry and Fire Protection, Owens Valley Conservation Camp, Construct Facility Upgrades. This item will adopt a resolution authorizing interim financing.

A motion was made by Mr. Dunne, and by Seconded Ms. Aronberg to adopt Bond Item #4.

Bond Item #4 was adopted by a 5-0 vote.

Item #5, Department of Forestry and Fire Protection, Squaw Valley Forest Fire Station, replace facility. This item will adopt a resolution authorizing interim financing.

A motion was made by Mr. Dunne, and by Seconded Ms. Lucas to adopt Bond Item #5.

Bond Item #5 was adopted by a 5-0 vote.

Item #6, Department of Forestry and Fire Protection, Pacheco Forest Fire Station. This item will adopt a resolution authorizing interim financing. Ms. Lucas wanted to clarify that this was a leased site and the concern stated earlier would apply to this item.

A motion was made by Mr. Dunne, and by Seconded Ms. Lucas to adopt Bond Item #6.

Bond Item #6 was adopted by a 5-0 vote.

CONSENT CALENDAR:

Mr. Tilton noted that the Consent Calendar covered Items #7 through #22. We are pulling Item #7, Department of General Services, Judicial Council, Fourth Appellate District New Courthouse to address concerns raised by a Legislative member.

The **revised consent calendar** covers Items #8 through #22.

Mr. Tilton indicated that in summary, the revised consent calendar proposes three requests to approve preliminary plans, four requests to authorize site selection, two requests to authorize acquisition, one request to authorize acquisition of real property through acceptance of a gift, one request to authorize acquisition of an easement for public access and passive recreational use through acceptance of an Offer to Dedicate, one request to approve cost increase within appropriation, two requests to approve an augmentation, one request to recognize anticipated deficit, and one request to recognize a scope change.

There are three 20-day letters in your package. Item #18, Department of Boating and Waterways, Lake Oroville Spillway, Boat Launching Facility, Approve an augmentation and cost increase within appropriation. A 20-day letter was sent to the Legislature on December 21, 2001, without comment. Item #21, California Community Colleges, Chaffey College, Science Building, recognize scope change and anticipated deficit. A 20-day letter was sent to the Legislature in November 21, 2001, without comment. Item #22, California Community Colleges, Yosemite Community College District, Columbia College, Learning Resources/Media Technology Center, approve an augmentation. A 20-day letter was sent to the Legislature on July 21, 2000, without comment.

Staff recommends approval of the **revised consent calendar** Items #8 through #22.

A motion was made by Mr. Garcia, and by Seconded Mr. Dunne to adopt the Revised Consent Calendar, and to approve Agenda Items #8 through #22.

The revised consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Mr. Tilton noted there were no action items.

OTHER BUSINESS:

Mr. Tilton noted that there were no items of other business.

REPORTABLES:

Mr. Tilton indicated there were five reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, February 8, 2002, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 10:10 a.m.

BOND ITEMS

BOND – ITEM 1

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)

DEW DROP FOREST FIRE STATION, AMADOR COUNTY

Replace Facility

Authority: Chapter 106/01, Item 3540-301-0660 (9)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Leased Real Property (Transfer Agreement) between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project costs:

\$1,546,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of Forestry and Fire Protection
Dew Drop Forest Fire Station

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. This project constructs a standard two-engine station. The new station consists of the following buildings: a standard 2,356+/- wood-framed barracks/messhall building (8 beds); a wood framed 1984+/- sf apparatus building (1 office, 3 bays); a 150+/- sf flammable storage building (w/ 1-1000 gal. split fuel tank); a 300+/- sf pump building; site work; utilities; paving and all appurtenances including communication cabling. Demolition of the existing facility is also included.

Funding and Cost Verification

This project is within cost.

\$1,798,000 total estimated project costs

\$252,000 project costs previously allocated: preliminary plans \$124,000 and working drawings \$128,000

\$1,546,000 project costs to be allocated: construction \$1,546,000 (1,263,000 contract, \$63,000 contingency, \$35,000 Agency Retained, \$185,000 A&E and other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on June 23, 2000 and the waiting period expired on July 23, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: April 2003

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 2

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)

HAMMOND FOREST FIRE STATION, TULARE COUNTY

Relocate Facility

Authority: Chapter 106/01, Item 3540-301-06660(08)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Owned Real Property (Transfer Agreement) between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project costs:

\$2,221,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 2

Department of General Services
Department of Forestry and Fire Protection
Hammond Forest Fire Station

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Legislature has approved the funding for the construction of the project including the construction of a complete standard California Department of Forestry and Fire Protection (CDF) two-engine forest fire station at the existing site. The station will include a standard 12-person 2,929 +/- sf barracks/messhall building; a standard 1,984 +/- sf 3-bay apparatus building with office, storage, vehicle exhaust removal system and fire sprinkler system; a 512 +/- sf administration building; a 100 +/- sf fueling facility; hose wash rack; utilities; paved access road; drainage; and all appurtenances.

Funding and Cost Verification

This project is within cost.

\$2,594,000 total estimated project costs

\$373,000 project costs previously allocated: acquisition \$259,000, preliminary plans \$49,000 and working drawings \$65,000

\$2,221,000 project costs to be allocated: construction \$2,221,000 (\$1,936,000 contract, \$97,000 contingency, and \$188,000 A & E services.

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 21, 1997, and the waiting period expired on June 20, 1997.

Project Schedule

The project schedule is as follows:

Approve working drawings: December 2001

Complete construction: June 2003

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 3

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HEMET-RYAN AIR ATTACK BASE, RIVERSIDE COUNTY
Replace Facility

Authority: Chapter 106/01, Item 3540-301-0660 (6)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Leased Real Property (Transfer Agreement) between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project costs:

\$3,347,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 3

Department of Forestry and Fire Protection
Hemet Ryan Air Attack Base, Riverside County
Replace Facility

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The approved project consists of constructing the following: a helicopter hanger (approximately 1,984 sq. ft.); an OV-10 hangar (3,600 sq. ft.); a 4,646 air operations building; a 3,850 sq. ft. (22 bed), barracks/messhall; and a 4,812 sq. ft. 3-bay apparatus building/warehouse building. Site work consists of demolition, clearing and grubbing, earthwork, paving, utilities and landscaping.

Funding and Cost Verification

This project is not within cost. Based working drawing estimates, construction costs have increased by \$590,000. The increase in cost has been attributed to a scope change approved by the PWB on May 14, 1999, that resulted in moving the construction of the new facility from the existing site to a new site at March Air Reserve Base. Because conditions at the new site were not anticipated in the original estimate, the new estimate was adjusted to incorporate additional site work needed at the new site to accommodate the facility.

\$4,267,000 total estimated project costs

\$330,000 project costs previously allocated: preliminary plans \$164,000 and working drawings \$166,000

\$3,347,000 project costs to be allocated: construction 3,347,000 (\$2,933,000 contract, \$148,000 contingencies and \$266,000 A/E)

\$590,000 anticipated deficit

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 23, 2000, and the waiting period expired on June 22, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: October 2002

Staff Recommendation: Adopt resolution.

BOND ITEMS

BOND – ITEM 4

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
OWENS VALLEY CONSERVATION CAMP, OWENS VALLEY, INYO COUNTY
Construct Facility Upgrades

Authority: Chapter 106/01, Item 3540-301-0660 (7)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Owned Real Property (Transfer Agreement) between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project costs:

\$1,852,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 4

Department of General Services
Department of Forestry and Fire Protection
Owens Valley Conservation Camp, Owens Valley, Inyo County

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The approved project provides funding for the construction of utility upgrades, including a new well. The new well will be connected to the existing distribution system. Approximately 6,300 feet of 8-inch pipe, and 1,600 feet of 6-inch pipe will be replaced including associated valves and connections. 3,000 feet of overhead power lines will be replaced with new underground electrical lines. Existing septic tank will be abandoned. A new tank will be installed. Existing hoist will be left in place. A new floor hoist will be installed.

Funding and Cost Verification

This project is within cost.

\$2,065,000 total estimated project costs

\$264,000 project costs previously allocated: preliminary plans \$138,000 and working drawings \$126,000

\$1,852,000 project costs to be allocated: construction phase \$1,852,000 (\$1,564,000 contract, \$109,000 contingency and \$179,000 A & E)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 6, 2001, and the waiting period expired on June 6, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2002
Complete Construction:	August 2003

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 5

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SQUAW VALLEY FOREST FIRE STATION, SQUAW VALLEY, FRESNO COUNTY
Replace Facility

Authority: Chapter 106/01, Item 3540-301-0660 (10)

Adopt resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Owned Real Property (Transfer Agreement) between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project costs:

\$1,780,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 5

Department of General Services
Department of Forestry and Fire Protection
Squaw Valley Forest Fire Station, Squaw Valley, Fresno County

Action requested

The action requested will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Legislature has approved the funding for the construction of the project including the demolition of existing buildings and the construction of a new standard CDF two-engine facility. Facility will include a Barracks/Messhall, an Apparatus Building, and a Flammable Storage Building. Project includes all site work.

Funding and Cost Verification

This project is within cost.

\$2,041,000 total estimated project costs

\$261,000 project costs previously allocated: preliminary plans \$132,000 and working drawings \$129,000

\$1,780,000 project costs to be allocated construction \$1,780,000 (\$1,590,000 contract, \$75,000 contingency, and \$197,000 A & E and other project costs)

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 06, 2001 and the waiting period expired on June 06, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings:	May 2002
Complete Construction:	September 2003

Staff Recommendation: Approve resolution.

BOND ITEMS

BOND – ITEM 6

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540) PACHECO FOREST FIRE STATION, SANTA CLARA COUNTY

Authority: Chapter 106/01, Item 3540-301-06660(02)

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds.
2. Authorize the execution of the Construction Agreement between the Department of Forestry and Fire Protection and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Department of Forestry and Fire Protection and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Transfer of Control and Possession of State Leased Real Property (Transfer Agreement) between the Department of Forestry and Fire Protection and the State Public Works Board.
5. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

Total estimated project costs:

\$1,265,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 6

Department of General Services
Department of Forestry and Fire Protection
Pacheco Forest Fire Station

Action requested

The requested action will adopt a resolution authorizing interim financing.

Scope Description

This project is within scope. The Legislature has approved the funding for the construction of the project including the construction of a 1-engine FFS consisting of a wood-framed barracks/messhall ; a wood-framed apparatus building with an office, 2 bays and a fuel building. Site work includes demolition, utilities and paving as well as appurtenances.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3540-301-0660(02) provides \$1,265,000 for the construction.

\$1,396,000 total estimated project costs

\$131,000	project costs previously allocated: preliminary plans	\$66,000
	project costs previously allocated: working drawings	\$65,000

\$1,265,000 project costs to be allocated: construction \$1,265,000 (\$1,046,000 contract, \$52,000 contingency, \$167,000 A & E and other project costs).

CEQA

A Notice of Determination was filed with the State Clearinghouse on March 11, 1999, and the waiting period expired on April 10, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings:	May 2002
Complete construction:	August 2002

Other:

- The construction funding approved by the legislature and included in the 2001/02 Budget is via a Lease Revenue Bond. Approval of interim financing through a PMIB loan will allow for completion of Due Diligence, which is required for the Bond sale.

Staff Recommendation: Adopt resolution.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)

JUDICIAL COUNCIL (0250)

FOURTH APPELLATE DISTRICT NEW COURTHOUSE, ORANGE COUNTY

DGS Parcel Number 10002, JCC Parcel Number 001

Authority: Chapter 52/00, Item 0250-301-0001(2)

a. Authorize site selection

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of General Services
Judicial Council of California
Fourth Appellate District New Courthouse

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility for the Fourth Appellate District Court in Santa Ana. The acquisition phase of the project includes acquiring fee simple interest in a parcel of approximately 1.5 acres of land that is presently improved with a juvenile detention facility and a public parking lot. The property is owned by local government, which has offered to deliver the property to the State of California with the detention facility removed from the property.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 0250-301-0001(2) provides \$2,783,000 for this acquisition of fee simple interest. The property can be acquired with the funds available and in accordance with Legislative intent.

\$14,943,000 total estimated project costs

\$3,215,000 project costs previously allocated: acquisition and preliminary plans

\$11,728,000 project costs to be allocated: working drawings \$604,000 and construction \$11,124,000 (\$9,452,000 contract, \$472,000 contingency, \$1,200,000 project administration)

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 31, 2002.

Other:

- The proposed site meets the location requirements of the Judicial Council of California (JCC).
- There is no relocation assistance involved with this project.
- The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 8

DEPARTMENT OF GENERAL SERVICES (1760)

STATE COASTAL CONSERVANCY (3760)

TONTI-WALKER, OFFER TO DEDICATE PUBLIC ACCESS EASEMENT

ORANGE COUNTY

Project Number SCC 117D, CDP No. P-80-7354

- a. **Authorize acquisition of an easement for public access and passive recreational use through acceptance of an Offer to Dedicate**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of General Services
State Coastal Conservancy
Tonti-Walker

Action requested

The requested action will authorize acquisition of an easement for public access and passive recreational use through acceptance of an offer to dedicate.

Irrevocable Offer to Dedicate

The Coastal Commission granted conditional development Permit Number P-80-7354 on December 8, 1980, for a restaurant and fish market in the coastal zone. The conditional permit required the property owner to record an irrevocable Offer to Dedicate (OTD) an easement for public access and passive recreational use over the property in the form of an Irrevocable Offer to Dedicate. The OTD expires, if not accepted within 21 years of its creation. This OTD will expire on February 12 2002, unless accepted by a qualified governmental entity or non-profit organization. On December 6, 2001, the State Coastal Conservancy ("Conservancy") voted to accept this OTD.

Terms and Restrictions

The OTD is a 5 foot wide easement for public access behind the property owner's restaurant and adjacent to the bulkhead. The City of Newport (City) also owns an easement for public access across the OTD.

Cost

The only acquisition costs associated with acceptance of this OTD are the staff costs to process the acceptance. The City is responsible for ownership and maintenance the walkway improvements on their easement which coincides with the location of the OTD.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 28, 2001, and the waiting period will expire on February 1, 2002.

Other

- Acceptance of this OTD by the Conservancy is consistent with its goal to maximize public access opportunities along the coast.
- The City owns and maintains an access easement/walkway across the same area as the OTD. Acceptance of this OTD will ensure the easement area remains available for public access in the event the City quitclaims its easement.
- The OTD easement area is encumbered by the City's easement, which is improved and maintained by the City.

Staff recommendation: Authorize acquisition of an easement for public access and passive recreational use through acceptance of an offer to dedicate pending expiration of the Notice of Exemption waiting period.

CONSENT ITEMS

CONSENT – ITEM 9

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
DPR Parcel Number A24905, DGS Parcel Number 10076

Authority: Chapter 52/00, Item 3790-301-0263(3)

- a. **Authorize site selection and acquisition consistent with the staff analysis**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of General Services
Department of Parks and Recreation
Carnegie State Vehicular Recreation Area

Action requested

The requested action will authorize site selection and acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has approved \$9 million from the Off-Highway Vehicle Trust fund for the purchase of 14 different parcels totaling approximately 436 acres in the Carnegie State Vehicular Recreation Area (Carnegie SVRA). The acquisition includes approximately 13 homes, outbuildings and related structures. As part of this project, the Department of Parks and Recreation (DPR) is requesting acquisition approval on a parcel of land that is approximately 13.06 acres large, including a 24-year old, two-story, owner occupied, 2,711 square feet house with an attached two-car garage and two storage sheds. This parcel is adjacent to Carnegie SVRA and is within the area identified as the area that would be included for acquisition.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263(3) provides \$9 million for acquisition in fee simple interest and associated overhead for real property and for removal and/or stabilization of structures located on the various properties. To date, DPR has spent approximately \$4.99 million to acquire 271.98 acres. The property can be acquired within the funds available and in accordance with Legislative intent.

\$759,000 total estimated project costs

\$3,000 project costs previously allocated: DGS staff costs

\$756,000 project costs to be allocated: \$725,000 acquisition; \$27,500 relocation assistance costs and estimated title and escrow charges of \$3,000

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in January of 2002.

Other:

- A private appraiser under contract to the property owner appraised the property and the proposed offer is consistent with the fair market value approved by DGS staff.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- The appraisal indicates there is no implied dedication on the property.
- The acquisition will require the property owner to remove all personal property and debris identified on the site.
- DPR has received an approved Relocation Assistance Entitlement Report prepared by DGS. The owner is entitled to \$22,500 for replacement housing and \$5,000 for moving expenses.
- DPR is evaluating the existing buildings for their operational use. Based on this evaluation, DPR may incur maintenance and/or removal costs relating to the existing improvements. These costs will be absorbed within DPR's existing budget.
- The budget item provides \$700,000 for fencing, stabilization, demolition, disposal and other remedial issues associated with all of the 14 parcels to be acquired within this project.
- DGS staff from the Environmental Services Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS concludes a formal Preliminary Site Assessment Report is not required.

Staff Recommendation: Authorize site selection and acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 10

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
PLUMAS-EUREKA STATE PARK, PLUMAS COUNTY
DPR Parcel Number A35600, DGS Parcel Number 10061

Authority: Public Resources Code 5005

- a. **Authorize acquisition consistent with the staff analysis**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of General Services
Department of Parks and Recreation
Plumas-Eureka State Park

Action Requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

During the mid 1800's, some of the towns established in California were built entirely on federally owned property. In the 1860's the federal government established a process by which these public owned land could be converted to privately held land. In the 1960's, individuals living in the town of Johnsville decided to initiate this process. In 1966, in accordance with the established process, the trustee of the land recorded a map and began to deed out parcels. A dispute arose over whether or not the recorded map infringed on the rights of homesteaders near the township. The dispute was resolved when the trustee agreed to take steps to prevent development of a certain parcel. The trustee recording that the parcel in question could only be owned the adjacent landowner -- the State. On June 30, 1968, this parcel was deeded to the State, but the State will not obtain ownership until the state accepts the land. The land is a one-acre parcel and is adjacent to the Plumas-Eureka State Park.

Terms and Conditions

The Grant is given without conditions.

Costs

The only costs associated with acceptance of this donation are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 10, 2001, and the waiting period expired on August 14, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is December 2001.

Other

- The DPR is not aware of any lawsuits pending concerning the property.
- The property is vacant and unimproved.
- DGS staff from the Environmental Service Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS concludes a formal Preliminary Site Assessment Report is not required.
- Staffing pertaining to the acquisition will be absorbed within the DPR's existing support budget.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
DPR Parcel Number A24906, DGS Parcel Number 10080

Authority: Chapter 52/00, Item 3790-301-0263(3)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of General Services
Department of Parks and Recreation
Carnegie State Vehicular Recreation Area

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding from the Off-Highway Vehicle Trust fund for the purchase of 14 different parcels totaling approximately 436 acres in the Carnegie State Vehicular Recreation Area (CSVRA). The acquisition includes approximately 13 homes, outbuildings and related structures. As part of this project, the Department of Parks and Recreation (DPR) is requesting site selection authorization to acquire approximately 10.67 acres of improved property as an addition to CSVRA. The improvements include a 20-year old, one-story, 1,783 square feet, owner occupied house with a three-car attached garage.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263(3) provides funding for acquisition in fee simple interest and associated overhead for real property and for removal and/or stabilization of structures located on the various properties. This property can be acquired within the remaining funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in March of 2002.

Other:

- The property was appraised by a private appraiser under contract to the property owner and the proposed offer is consistent with the fair market value approved by DGS staff.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- The appraisal indicates there is no implied dedication on the property.
- The acquisition will require the property owner to remove all personal property and debris identified on the site.
- DPR has received an approved Relocation Assistance Entitlement Report prepared by DGS. The owner is entitled to \$22,500 for replacement housing and \$5,000 for moving expenses.
- DPR is evaluating the existing buildings for their operational use. Based on this evaluation, DPR may incur maintenance and/or removal costs relating to the existing improvements. These costs will be absorbed within DPR's existing budget.
- The budget item provides \$700,000 for fencing, stabilization, demolition, disposal and other remedial issues associated with all of the 14 parcels to be acquired within this project.
- DGS staff from the Environmental Service Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS concludes a formal Preliminary Site Assessment Report is not required.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 12

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
DPR Parcel Number A24903, DGS Parcel Number 10081

Authority: Chapter 52/00, Item 3790-301-0263(3)

a. **Authorize site selection**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of General Services
Department of Parks and Recreation
Carnegie State Vehicular Recreation Area

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding from the Off-Highway Vehicle Trust fund for the purchase of 14 different parcels totaling approximately 436 acres in the Carnegie State Vehicular Recreation Area (CSVRA). The acquisition includes approximately 13 homes, outbuildings and related structures. As part of this project, the Department of Parks and Recreation (DPR) is requesting site selection authorization to acquire approximately 5.42 acres of improved property as an addition to CSVRA. The improvements include a 14-year old, 1,990 square feet, one-story, owner occupied house with a two-car attached garage, and one steel water tank.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263(3) provides funding for acquisition in fee simple interest and associated overhead for real property and for removal and/or stabilization of structures located on the various properties. This property can be acquired within the remaining funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in March of 2002.

Other:

- The property was appraised by a private appraiser under contract to the property owner and the proposed offer is consistent with the fair market value approved by DGS staff.
- DPR is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- The appraisal indicates there is no implied dedication on the property.
- The acquisition will require the property owner to remove all personal property and debris identified on the site.
- DPR has received an approved Relocation Assistance Entitlement Report prepared by DGS. The owner is entitled to \$22,500 for replacement housing and \$5,000 for moving expenses.
- DPR is evaluating the existing buildings for their operational use. Based on this evaluation, DPR may incur maintenance and/or removal costs relating to the existing improvements. These costs will be absorbed within DPR's existing budget.
- The budget item provides \$700,000 for fencing, stabilization, demolition, disposal and other remedial issues associated with all of the 14 parcels to be acquired within this project.
- DGS staff from the Environmental Service Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS concludes a formal Preliminary Site Assessment Report is not required.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CASPAR HEADLANDS STATE BEACH, MENDOCINO COUNTY
DPR Project A34100, DGS Parcel 10079

*Authority: Chapter 50/99, Item 3760-302-0001(1)
Chapter 52/00, Item 3760-302-0005(2)(S)
Chapter 52/00, Item 2660-101-0890 (a)*

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of General Services
Department of Parks and Recreation
Caspar Headlands State Beach

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. In December of 2000, the California Coastal Conservancy (CCC) and the Department of Transportation (Caltrans) provided grants to the Mendocino Land Trust, Inc. (MLT), a California nonprofit corporation, for the purpose of purchasing a parcel of land. The purchase was pursuant to an Agreement Declaring Restrictive Covenants (“the Covenants”) between the SCC, Caltrans and MLT. The agreement indicates that it was the intent of all of the parties to transfer ownership of the parcel to the Department of Parks and Recreation (DPR). The Covenants also contains a clause that would provide for the reversion of the property to Caltrans if the owner of the property does not operate or maintain the property according to the agreement. The Covenants further encumbers the property with conservation use restrictions in perpetuity. The property is approximately 71 acres, and includes a small, potentially historic, house and two sheds. The parcel is located on the Mendocino County coast and is approximately 500 feet away from the nearest State park.

Department of Parks and Recreation (DPR) is requesting site selection authorization to acquire this property to continue its use for public access and open space.

Funding and Cost Verification

This project is within cost. The Legislature approved funding through the General Fund and Bond Funds for grants through Chapter 50/99, Item 3760-302-0001(1) and Chapter 52/00, Item 3760-302-0005(2)(S). The Legislature has also provided for expenditure of Federal grant funds

by the Department of Transportation (Caltrans) for federal discretionary transportation corridor improvement grants and formula Section 163 grants. Grants have been provided to MLT for the purchase of this property and MLT agrees to convey the property to DPR subject to the terms and conditions of the Covenants.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 8, 2000, and the waiting period expired on July 13, 2000.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is February 2002.

Other

- The Covenants provide for conveyance to the state upon demand by Caltrans or SCC in the event MLT or SCC ceases to exist, or ceases to maintain the property for its intended public use.
- The buildings were the historical site of the Caspar Lumber Mill (1861-1955). DPR has not determined if the building should be classified as historic but DPR has indicated it may rent the house to MLT for use as a museum or interpretative center. The terms of the rental agreement have not yet been discussed. DPR estimates the cost to stabilize the building is approximately \$40,000.
- An environmental site assessment was performed by a consultant, which included limited soil and water sampling. The report indicates contamination from the use of the property for a lumber mill has been remediated. Additional investigation and review by the Department of General Services (DGS) Environmental Services Section (ESS) will be performed as part of due diligence prior to requesting acquisition approval.
- There are no tenants or relocation costs associated with this transfer.
- The property was purchased with state funds and this amount was consistent with the fair market value approved by the DGS staff.
- The land was purchased by MLT with the understanding that the land would be donated to DPR. If DPR does not accept the property, MLT could use the land in a manner that is not consistent with the agreement and the land will revert to Caltrans. DPR is in a better position to managing this type of land.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
MORRO BAY STATE PARK, SAN LUIS OBISPO COUNTY
DPR Parcel Number A29700, DGS Parcel Number 10082

Authority: Public Resources Code 5005

- a. **Authorize the acquisition of real property through the acceptance of a gift**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of General Services
Department of Parks and Recreation
Morro Bay State Park

Action Requested

The requested action will authorize the acquisition of real property through the acceptance of a gift.

Scope Description

The project is within scope. The Department of Parks and Recreation (DPR) has been offered a private donation of 5.0 acres of undeveloped land situated on the east side of Morro Bay State Park and will be an addition to the State Park. This request will authorize site selection and acquisition of fee simple to be donated to DPR from the property owner.

Terms and Conditions

The property owner grants this property unconditionally to the State Parks System.

Costs

Other than potential inspections of the property, the only costs associated with acceptance of this donation are the staff costs to process the acceptance.

CEQA

A Notice of Exemption was filed with the State Clearing House on November 7, 2001, and the waiting period expired on December 13, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is January 2002.

Other:

- The property is vacant and unimproved and there is no relocation assistance involved with this project.
- The deed will deliver clear title to the property subject to any typical easements of record.
- The estimated market value of the property is \$80,000. No appraisal has been requested.
- DPR is not aware of any lawsuits pending concerning the property.
- DGS staff from the Environmental Service Section (ESS) inspected the property and identified no obvious hazards that could result in unknown future remediation costs to the State. Based on the results of site inspection, ESS concludes a formal Preliminary Site Assessment Report is not required. The ESS staff did find a Prehistoric site that contained Native American artifacts. DPR has indicated that they will absorb the cost to protect this site.
- Immediate staffing costs pertaining to the acquisition will be absorbed within the Department's existing support budget. However, an increase in O&M may be requested through DPR's budget process in future years for the collective impact of several acquisitions. DPR estimates that the future cost associated with the acquisition are minimal.
- There may be a potential implied dedication across this site, which has been used for horse back riding. DPR is considering several alternatives to ensure that the historic nature of the site is preserved in spite of any potential implied dedications.

Staff Recommendation: **Authorize the acquisition of real property through acceptance of a gift.**

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOMALES BAY STATE PARK, MARIN COUNTY
DPR Parcel Number A35501, DGS Parcel Number 10069

Authority: Chapter 52/00, Item 3790-302-0005(20)

- a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of General Services
Department of Parks and Recreation
Tomaes Bay State Park

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature approved funding for the purchase of acquisitions and easements in Tomales Bay State Park without specifying particular parcels or providing a more specific scope description. This request will authorize acquisition for this parcel that is approximately 6.45 acres located in Tomales Bay State Park.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-302-0005(20) provides \$1,200,000 for this acquisition. The property can be acquired within the funds available and in accordance with Legislative intent.

\$1,151,000 total estimated project costs

\$1,000 project costs previously allocated: DGS staff costs

\$1,150,000 project costs to be allocated: \$1,125,000 acquisition; relocation assistance costs of \$20,000, and estimated closing costs of \$5,000.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 15, 2001, and the waiting period expired on November 19, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in January of 2002.

Other:

- This project was approved for site selection by the State Public Works Board on December 14, 2001
- A private appraiser under contract to the owner appraised the property and the proposed offer is consistent with the fair market value approved by DGS staff.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- DGS staff from the Environmental Services Section (ESS) reviewed a Site Assessment prepared by River Environmental. ESS staff concluded the report was prepared to American Society for Testing and Materials (ASTM) standards and found no obvious hazards that could result in unknown future remediation costs to the state.
- Funding for any increased staffing, operating, maintenance, or development costs will be reviewed through the budget process.
- The current owner leases fishing rights to a small business. DPR has determined that this business is entitled to relocation expenses in the amount of \$20,000.
- The property has an existing parking area and has some minor improvements that will be demolished within existing state funds. Although there are minor improvements the property has no legal or illegal tenants.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEMS

CONSENT – ITEM 16

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF TOXIC SUBSTANCES CONTROL (3960)
STRINGFELLOW FEDERAL SUPERFUND SITE
RIVERSIDE COUNTY
DGS Parcel 10034

*Authority: Chapter 50/99, Item 3960-001-0001
Chapter 52/00, Item 3960-001-0001
Chapter 106/01, Item 3960-490-0001 (1)
Chapter 106/01, Item 3960-490-0001 (2)*

a. **Authorize site selection**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

Department of General Services
Department of Toxic Substances Control
Stringfellow Superfund Site

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Stringfellow project provides for the construction of a new pretreatment plant to replace the existing interim pretreatment plant located at the Stringfellow Federal Superfund site. The Legislature has approved the funding to acquire and remediate land around the existing pretreatment site and land on which the new pretreatment plant will be constructed. This request will authorize site selection for approximately 35 acres. The proposed acquisition includes three metal industrial buildings and a wood frame office building.

Funding and Cost Verification

This project is within cost. Chapter 50/99, Item 3960-001-0001 and Chapter 52/00, Item 3960-001-0001 appropriated funding for this acquisition. Chapter 106/01, Item 3960-490-0001 (1) and Item 3960-490-0001 (2) reappropriated this funding. The property can be acquired within the funds available and in accordance with Legislative intent.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in September of 2002.

Other:

- DGS staff appraised the property. The purchase price shall not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- The property is located near and adjacent to the Stringfellow Acid Pits, which was the site for the dumping of hazardous liquid wastes between 1956 and 1972. In an effort to correct the ground water contamination, the State of California constructed a pretreatment plant in 1985. The facility requires expansion and eventual replacement.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- The proposed site meets the location requirements of the Department of Toxic Substances Control (DTSC).
- The negotiations over this acquisition will determine which party will be responsible for the removal of the structures on the property. If the department is responsible, the cost of demolition will be absorbed within the department's support budget.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 17

DEPARTMENT OF GENERAL SERVICES (1760)

DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)

SONOMA COUNTY

DDS, Sonoma Developmental Center, Porter Administration Building

Authority: Chapter 52/00, Item 1760-301-0768 (14)

Chapter 106/01, Item 1760-301-0768 (6)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

Department of General Services,
DDS, Sonoma Developmental Center, Sonoma County,
Porter Administration Building, Structural Retrofit

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The project consists of a "Structural Only" retrofit. Architectural/mechanical/electrical costs are limited to incidental work to enable the structural retrofit only. This is a two-story, reinforced masonry and concrete building with a slab on grade. Foundations consist of concrete strip footings under walls and between columns. Post-tensioned concrete floor and roof slabs were constructed as lift slabs, and are supported at the columns by a steel collar. The proposed scheme will add concrete shear walls in various locations to resist lateral forces in conjunction with existing masonry and concrete walls.

Funding and Project Cost Verification

This project is within budget. Chapter 52/00, Item 1760-301-0768 (14) appropriated funds for preparation of Preliminary Plans (\$174,000). Chapter 106/01, Item 1760-301-0768 (6) appropriated funds for Working Drawings (\$194,000) and Construction (\$2,122,000).

\$2,490,000 total estimated project cost

 \$174,000 less total funds previously allocated for preliminary plans

\$2,316,000 project costs to be allocated: working drawings - \$194,000; and construction – \$2,122,000 ((\$1,668,000 contract, \$117,000 contingency, \$317,000 A/E, and \$20,000 for Agency Retained Items (Relocate F&E)) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 13, 2001, and the waiting period expired March 19, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings: June 2002
Complete construction: August 2003

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 18

DEPARTMENT OF BOATING AND WATERWAYS (3680)
LAKE OROVILLE SPILLWAY, BUTTE COUNTY
Boat Launching Facility

Authority: Chapter 52/00, Item 3680-301-0516 (1)

a.	Approve cost increase within the appropriation	\$169,279
b.	Approve augmentation	\$470,721
		(19.9 percent construction)
		(18.1 percent total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

Department of Boating and Waterways
Lake Oroville, SRA – Spillway Boat Launching Facility

Action Requested

This requested action will approve a cost increase within the appropriation and an augmentation for this project.

Scope Description

This project is within scope. This project will improve the boat launching facilities at the Oroville Dam. The project will reroute the entrance road, pave and delineate the existing parking area, upgrade the electrical distribution system and construct a storm drainage system. Additional work will include concrete curbs, concrete walkways, bleacher and plazas, landscaping and irrigation, area lighting and a surveillance system. Also included is a masonry entrance station, storage room addition, 3-boat boarding floats and guidance systems, 7-shade ramadas, underground utilities, an entrance sign, a marine flagpole and site furnishing.

Funding and Project Cost Verification

This project is not within cost. Chapter 52/00 provided \$2,354,000 for the construction phase of this project. The construction contract was awarded in February 2001, which resulted in bid savings in the amount of \$429,811. However, during the course of construction, sub-surface was discovered. On September 14, 2001, the PWB approved a cost increase within the appropriation in the amount of \$260,000. However, due to the unanticipated degree of solid bedrock, resulting in additional blasting and crushing of the rock spoils into a reusable aggregate trench backfill, it has been determined that an additional \$640,000 will be required to complete this project as intended by the Legislature. Bid savings in the amount of \$169,279 is available which would require a \$470,721 augmentation. A 20-day letter was provided to the Legislature on December 21, 2001, without comment.

\$2,589,000 total approved project costs

\$3,060,000 total estimated project costs

\$2,420,000 project costs previously allocated: preliminary plans \$95,000, working drawings \$140,000, construction \$1,924,000 (\$1,649,000 contract, \$115,000 contingency and \$160,000 A/E), and cost increase within appropriation \$261,000

\$169,000 requested cost increase within appropriation

\$471,000 requested augmentation

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 28, 1998, and the waiting period expired April 27, 1998.

Project Schedule

The project schedule is as follows:

Complete construction: March 2002

Staff Recommendation: Approve cost increase within the appropriation and approve an augmentation for this project.

CONSENT ITEMS

CONSENT – ITEM 19

DEPARTMENT OF PARKS AND RECREATION (3790)
COLONEL ALLENSWORTH STATE HISTORIC PARK, SAN JOAQUIN COUNTY
Restoration Group G

Authority: Chapter 50/99, Item 3790-302-0001(1.1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

Department of Parks and Recreation
Colonel Allensworth State Historic Park, San Joaquin County
Restoration Group G

Action requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. This project consists of the reconstruction of two buildings (Johnson Bakery/Residence and Carter Livery Stable and minor modifications to six previously reconstructed buildings (Hotel, Library, Singleton's Store, Grosses Store, Smith House and Hindsman House) to make them more historically accurate.

Funding and Cost Verification

This project is within cost.

\$962,000 previously estimated project costs

\$892,000 total estimated project costs

\$106,000 project costs previously allocated: studies \$52,000; preliminary plans \$54,000

\$786,000 project costs to be allocated: working drawings \$59,000, construction \$727,000 (\$306,000 contract, \$21,000 contingency, \$78,000 A&E costs \$322,000 agency retained items) at CCCI 4019

\$70,000 identified savings/reserve

CEQA

A Negative Declaration was filed with the State Clearinghouse on November 3, 2001, and the waiting period expired December 3, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings:	April 2002
Complete construction:	September 2002

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 20

CALIFORNIA COMMUNITY COLLEGES (6870)
NORTH ORANGE COMMUNITY COLLEGE DISTRICT,
FULLERTON COLLEGE, ORANGE COUNTY
Seismic Retrofit – Home-Fine Arts

Authority: Chapter 106/01, Item 6870-301-0574 (41)

- a. Approve preliminary plans**

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

California Community Colleges
North Orange Community College District, Fullerton College, Orange County
Seismic Retrofit – Home-Fine Arts

Action Requested

The requested action will approve preliminary plans and the release working drawing funds for this project.

Scope Description

The project is within scope. The project corrects the seismic deficiencies as identified in the 1996 DSA survey for the Home-Fine Arts Building.

Funding and Project Cost Verification

The project is within cost.

\$2,666,000 total estimated project costs

\$0 state funding previously allocated

\$2,533,000 to be allocated: working drawings \$112,000, construction \$2,421,000
(contracts \$2,144,000, contingency \$150,000, testing and A & E, \$127,000) at
CCI 4019

CEQA

A Categorical Exemption was filed with the state clearinghouse on November 30, 2001 and the waiting period shall expire on January 4, 2002.

Project Schedule

The project schedule is as follows:

Complete construction May 2003

Staff Recommendation: Approve preliminary plans and the release working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 21

CALIFORNIA COMMUNITY COLLEGES (6870)
CHAFFEY COMMUNITY COLLEGE DISTRICT
CHAFFEY COLLEGE, SAN BERNARDINO COUNTY
Science Building

Authority: Chapter 106/01, Item 6870-301-0574 (12)

- a. Recognize scope change
- b. Recognize anticipated deficit

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

California Community College
Chaffey Community College District
Chaffey College, Rancho Cucamonga
Science Building

Action Requested

The requested action will recognize a scope change and an anticipated deficit for this project.

Scope Description

The project is not within scope. The authorized scope of the project constructs a two building science complex totaling 20,202 assignable square feet (asf) with 2,324 asf lecture, 12,848 asf laboratory, 3,331 asf office, 597 asf library space, and 1,102 asf other spaces and replaces the instructional space dedicated to biology, chemistry, physics, engineering and biological science programs.

The nonfunctional laboratory space to be vacated by the project has the capacity of 90 student workstations. The authorized project only has an estimated capacity of 66 student workstations even though with steadily increasing enrollments, the district was directed to design a replacement facility. The district seeks to add a fourth chemistry lab to the authorized project and thereby raise the laboratory capacity of the project to 90 student workstations equaling the college's current capacity. This change in scope will add one instructional laboratory room to the project increasing the total lab space by 1,150 asf to 13,998 asf and total project space to 21,352 asf. A 20-day letter was sent to the Legislature on November 21, 2001, without comment.

Funding and Cost Verification

This project is not within cost. The authorized project is currently estimated to cost \$8,714,000 for construction. The above change in project scope will raise total construction costs by \$775,000 (8.9 percent) to \$9,489,000 with the following elements: \$8,543,000 for

contract; \$427,000 for contingency; and \$519,000 for tests and inspections, architectural oversight during construction, and construction management.

\$10,226,000 total estimated project costs

\$326,000 project costs previously allocated: preliminary plans

\$9,125,000 project costs to be allocated: working drawings \$347,000, construction \$8,714,000 (\$7,924,000 contracts; \$349,000 contingency; and \$441,000 tests and inspections, architectural oversight during construction, and construction management)

\$775,000 requested increase in project costs: construction \$775,000 (contract \$619,000; contingency \$78,000; and tests and inspections, architectural oversight during construction, and construction management \$78,000) at CCCI 4019

CEQA

This project is in the preliminary plan phase. The project has not yet completed its efforts to comply with the California Environmental Quality Act.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: January 2002

Complete construction: April 2004

Staff Recommendation: Recognize scope change and an anticipated deficit.

CONSENT ITEMS

CONSENT – ITEM 22

CALIFORNIA COMMUNITY COLLEGES (6870)
YOSEMITE COMMUNITY COLLEGE DISTRICT,
COLUMBIA COLLEGE, TUOLUMNE COUNTY
Learning Resources/Media Technology Center

Authority: Chapter 52/00, Item 6870-301-0574 (83)

a. Approve augmentation

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

California Community Colleges
Yosemite Community College District, Columbia College, Tuolumne County
Learning Resources/Media Technology Center

Action Requested

The requested action will approve an augmentation for this project.

Scope Description

The project is within scope. The project constructs a new building with 15,530 asf library, 2,472 asf AV/TV, 2,374 asf office, and 462 asf other space.

Funding and Project Cost Verification

The project is not within cost. The 2000 Budget appropriated \$4,950,000 for the construction phase of the Yosemite Community College District, Columbia College Learning Resources/Media Technology Center project (the project). The California Community College Chancellor's Office had previously proposed a recognized anticipated deficit (RAD) of \$989,000 for the construction phase of the project. The RAD was due to unforeseen site conditions resulting in increased over-excavation and backfill, and redesigned foundation, roof, and structural system. A 20-day Legislative notification was processed on July 21, 2000, without comment.

At the August 11, 2000 PWB meeting, the PWB approved a RAD of \$989,000 (19.9%) to recognize the need for increased project construction costs (from \$4,950,000 to \$5,939,000). The lowest responsive bid is \$7,109,000. To award the bid, the district will contribute \$1,170,000, the difference between \$7,109,000 and \$5,939,000. The 2000 Budget Act was not adjusted to reflect the increased construction budget authority as proposed in the RAD. Consequently, this technical adjustment is needed to award the bid for the project.

\$8,069,000 total estimated project costs

\$389,000 state funding previously allocated

\$5,521,000 to be allocated: construction \$5,939,000 (contracts \$4,402,000, contingency \$220,000, testing, A & E, T & I, and construction management, \$328,000) at CCI 3909, and equipment \$571,000 at EI 2564

\$989,000 RAD/augmentation: construction \$989,000 (contracts)

\$1,170,000 local funds: construction \$1,170,000 (contracts)

CEQA

A negative declaration was filed with the State Clearinghouse and the state acknowledged completion of the environmental requirements on April 11, 1998.

Project Schedule

The project schedule is as follows:

Complete construction July 2003

Staff Recommendation: Approve augmentation.

ACTION ITEMS

ACTION – ITEM

No Action Items.

ACTION ITEMS

STAFF ANALYSIS – ITEM

No Action Items.

OTHER BUSINESS

REPORTABLES

To be presented at meeting.

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary

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